

042.A

0001

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

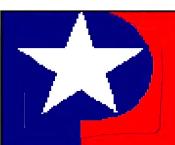
475,600 / 475,600

USE VALUE:

475,600 / 475,600

ASSESSED:

475,600 / 475,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		WARREN ST, ARLINGTON

## OWNERSHIP

Owner 1: LIM NICHOLAS	Unit #:	3
Owner 2: TOM SUNNY		
Owner 3:		
Street 1: 20 KIMBALL RD		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: KNIGHTS AMY L -
Owner 2: -
Street 1: 131 WARREN ST UNIT 3
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Aluminum Exterior and 1087 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7506																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	472,800	2,800		475,600		240642
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	042.A-0001-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	472,800	2800	.		475,600		Year end	12/23/2021
2021	102	FV	459,300	2800	.		462,100		Year End Roll	12/10/2020
2020	102	FV	452,600	2800	.		455,400	455,400	Year End Roll	12/18/2019
2019	102	FV	470,200	2800	.		473,000	473,000	Year End Roll	1/3/2019
2018	102	FV	416,200	2800	.		419,000	419,000	Year End Roll	12/20/2017
2017	102	FV	379,700	2800	.		382,500	382,500	Year End Roll	1/3/2017
2016	102	FV	379,700	2800	.		382,500	382,500	Year End	1/4/2016
2015	102	FV	364,600	2800	.		367,400	367,400	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
KNIGHTS AMY L	46139-377		9/23/2005		429,500	No	No			14716
GARRITY DONALD	37795-444		1/27/2003		359,000	No	No			
GARRITY DONALD	37230-469		12/2/2002	Family		No	No	MASTER DEED		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/3/1902	817	Redo Kit	58,500	C		G4	GR FY04	CONDO CONV RENOVAT	7/12/2018	Measured	DGM	D Mann
									1/31/2018	Mail Update	EMK	Ellen K

Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good					RATINGS UPGRADED FOR PERMIT RENOVATIONS..									
Sty Ht: 3 - 3 Story		A Bath: 1	Rating: 1														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: 1														
Foundation: 2 - Conc. Block		A 3QBth: 1	Rating: 1														
Frame: 1 - Wood		1/2 Bath: 1	Rating: 1														
Prime Wall: 3 - Aluminum		A HBth: 1	Rating: 1														
Sec Wall: 1	%	OthrFix: 1	Rating: 1														
Roof Struct: 4 - Flat		<b>OTHER FEATURES</b>															
Roof Cover: 4 - Tar & Gravel		Kits: 1	Rating: Very Good														
Color: TAUPE		A Kits: 1	Rating: 1														
View / Desir:		Frl: 1	Rating: 1														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating: 1												
Grade: C+ - Average (+)		<b>CONDO INFORMATION</b>															
Year Blt: 1911	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct: G4	Fact: .	Floor: 3 - 3rd Floor															
Const Mod:		% Own: 33.400001526															
Lump Sum Adj:		Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal: 2 - Plaster		Functional:		Interior:	1	5	2										
Sec Int Wall: 1 - Drywall	%	Economic:		Additions:													
Partition: T - Typical		Special:		Kitchen:													
Prim Floors: 3 - Hardwood		Override:		Baths:													
Sec Floors: 2 - Softwood	%	Total:	4.6 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical					1	5	2										
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 042.A-0001-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1911	40.00	T	30	102			2,800		2,800
More: N				Total Yard Items:				2,800	Total Special Features:				Total:				2,800
Undisplayed Areas: GLA: 1087																	
8																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	